



**Deiniol Road,
Bangor
6 Bed
House
Offers In The
Region Of
£335.000**



**VARCITY
LIVING**
Sales | Lettings

GROUND FLOOR
773 sq.ft. (71.9 sq.m.) approx.

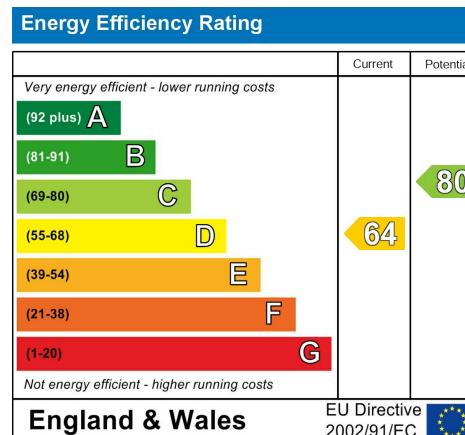


1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



- £39,103.71 GROSS Rent Secured For 25/26
- Fully Refurbished in 2017
- Furniture & Fittings Included
- Close Proximity to Local Amenities
- Six Bedroom HMO
- Open Plan Kitchen/Diner
- Multiple WC's
- Private Parking For Three Cars

TOTAL FLOOR AREA: 1465 sq.ft. (136.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plans are for guidance only and should be used as such by any prospective purchaser. The energy systems and appliances shown have been tested and no guarantee as to their operability or efficiency can be given.
Made with Measured 2020



This spacious six bedroom HMO provides secured rental income until July 2026, with a pre-agreed rental contract for the 25/26 academic year, worth a total gross rent of £39,103.71, an 11% gross yield.

Llwyn Onn underwent an extensive refurbishment throughout in 2017 with a ground floor reconfiguration, creating a large open plan kitchen/diner, proving popular amongst student occupants. Included in the refurbishment were new bathrooms, a new kitchen and the installation of new, consistent themed furniture. All furniture and fittings to be included in the sale price.

The property is conveniently located on Deiniol Road which is only a few minutes' walk to the main High Street with a good selection of shops, restaurants and cafes, as well as being a stroll away from a major supermarket, university buildings and the train station. The property also benefits from private off-road parking to the rear.

CONTACT

1 College Road
Bangor
Gwynedd
LL57 2AN

E: sales@varcityltd.com
T: 01248 719254
www.varcityliving.co.uk



VARCITY
LIVING
Sales | Lettings